

CRAFTING A LOCAL HISTORIC PRESERVATION PROGRAM: A Checklist for Success



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League of California Cities
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Is this Happening in Your Community?



Inappropriate alterations to buildings?

Is this
Happening in
Your
Community?

Clutter in the
streetscapes?



Is this Happening in Your Community?



Have you ever had the experience of driving down a road and realizing that what once was a farm. . .

had turned into a strip mall?



Is this Happening in your Community?

Construction of out-of-character buildings?



Old Sacramento National
Historic Landmark District

Historic Preservation Contributes to Community Character

- Economic Value
- Aesthetic Value
- Social Value-
Quality of Life



Economic Value



- Heritage Tourism
- Rehabilitation & Adaptive Reuse
- Resource conservation
- Property Values
- Revitalized downtowns
- Incubate locally-owned small businesses

Aesthetic Value



vs



- Community character vs. Generic
- Promotes sense of time and place
- Connects the past with the present
- Connects people of today with those who have come before

Social Value - Quality of Life

Preservation Promotes

- Mixed use neighborhoods
- Pedestrian orientation
- Sense of community
- Decreased crime rates in historic districts
- Preservation of open space & agricultural land



Bungalow Heaven
Pasadena

Early Preservation Efforts



Sutter's Fort

Changing Approaches to Preservation

- City of Charleston, "Old and Historic District," 1931
 - No changes could be made to exterior architectural features that were subject to view from a public street or way.



Recent Preservation Direction



Alkali Flat Historic District,
Sacramento

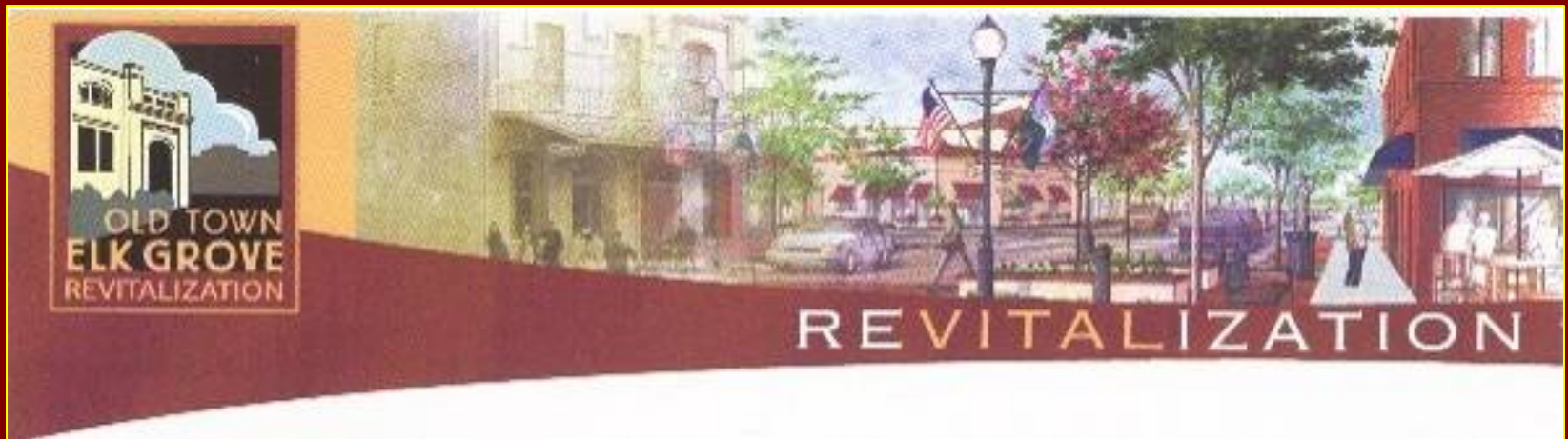
Recent Preservation Direction



Commercial Districts and Main Streets
(Grass Valley)

More Changes in Preservation Direction

- Tied to land use planning
- Integration of historic preservation into city and county planning departments



More Changes in Preservation Direction



- Shift of program responsibility from historical societies and museums to local government
- Historical societies & other organizations remain strong & important advocates



Building a Comprehensive Preservation Program



- Historic Preservation Element
- Ordinance
- Regulatory coordination
- Survey/Inventory
- Public Involvement



✓ Historic Preservation Element of the General Plan

- General Plans represent the only formal, unified overview of the quality of life in a community
- General Plans are the place to link historic preservation into land use planning







Adopting a Preservation Ordinance

“The preservation ordinance is nothing more than **local** legislation enacted to protect buildings and neighborhoods from destruction or insensitive rehabilitation. . .”

Pratt Cassity, *Maintaining Community Character: How to Establish a Local Historic District*, NTHP, 2002

ORDINANCE NO. 3-2007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ELK GROVE ENACTING THE HISTORIC PRESERVATION ORDINANCE

The City Council of the City of Elk Grove does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to add Chapter 7 to the City of Elk Grove's Municipal Code to enact the City of Elk Grove's Historic Preservation Ordinance.

Section 2: Findings

In adopting this ordinance the City Council makes the following findings:

1. The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15308. A Notice of Exemption has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).
2. The project is consistent with the goals, policies, and actions of the Elk Grove General Plan.

Section 3: Chapter 7 of the City of Elk Grove's Municipal Code

KEY ELEMENTS

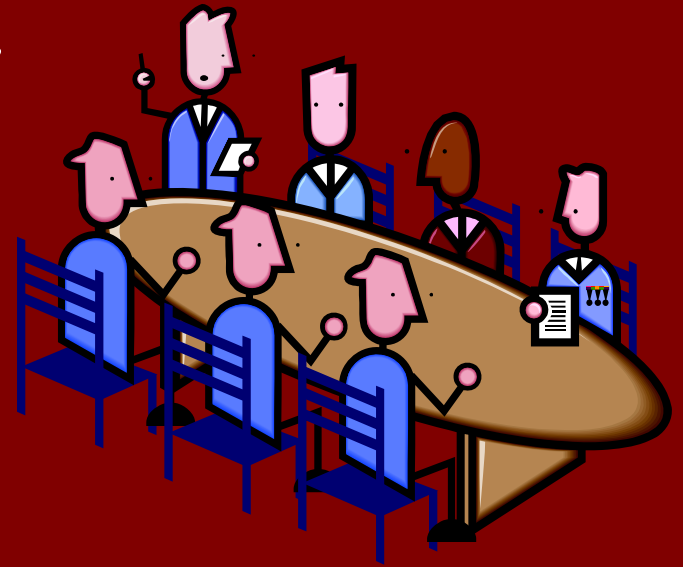
- Purpose
- Enabling Authority
- Preservation Commission
- Designation Procedures & Criteria
- Actions subject to Review
- Economic Effects
- Incentives
- Enforcement
- Appeals
- Definitions
- Severability



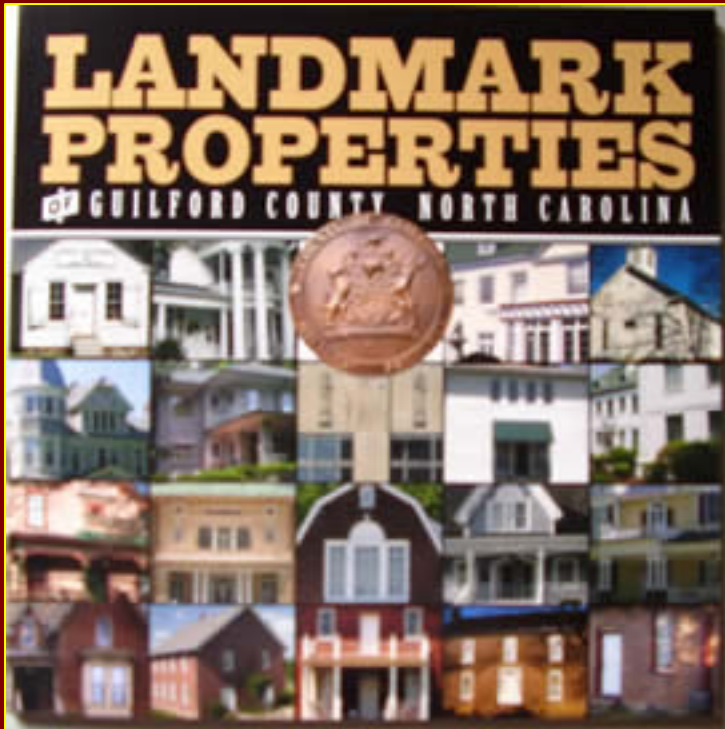
Establish the Preservation Commission

Scope of Powers

- Maintain local inventory
- Designation
- Review and Comment
- Make recommendations
- Incentives
- Public education
- Relationship with Planning Commission, City Council, and other agencies



Establish Historical Resources Criteria



- Provide clear criteria standards
- Define key terms
- Use local criteria that match National Register and California Register to facilitate CEQA/Section 106 reviews
- Think in terms of historic zoning

Establish Actions Subject to Review Procedures & Criteria

Appropriate Level & Amount of Review

- Demolitions
 - Deny ?
 - Delay ?
- Alterations
 - Deny ?
 - Delay ?
- New construction in historic areas
 - Deny ?
 - Delay ?



Establish Incentives



- Mills Act
- Encourage federal tax credits
- Apply State Historic Building Code
- Waiver permit fees
- Exceptions to underlying zoning standards
- Preservation easements
- Official recognition/Awards





Regulatory Coordination

- Adopt a historic preservation ordinance and local CEQA procedures/processes that are coordinated.
- Use common definitions.
- Develop local designation criteria that are modeled on the Cal Register/National Register approach.
- Use the Secretary of the Interior's Standards for Rehabilitation.
- Promotes streamlining.

California Environmental Quality Act

- Every public agency, including local governments and districts, are responsible for complying with CEQA.
- Historical resources are part of the environment
- Effects to historical resources must be determined

Section 106 of the National Historic Preservation Act

A representative of a local government that has jurisdiction over the area in which the effects of an federal undertaking may occur is entitled to participate as a consulting party.







Survey is the **Foundation** upon
which preservation planning is
built.



Survey/Inventory: A Multi-Purpose Tool



- Data collection
- Provides the information to identify and prioritize preservation goals
- Tells us **where** properties are, **what** they are, and **whether** they are historic properties
- Assists in identification of resources worthy of further recognition or designation
- Offers predictability by alerting ahead of time how properties will be treated in regulatory procedures and code enforcement





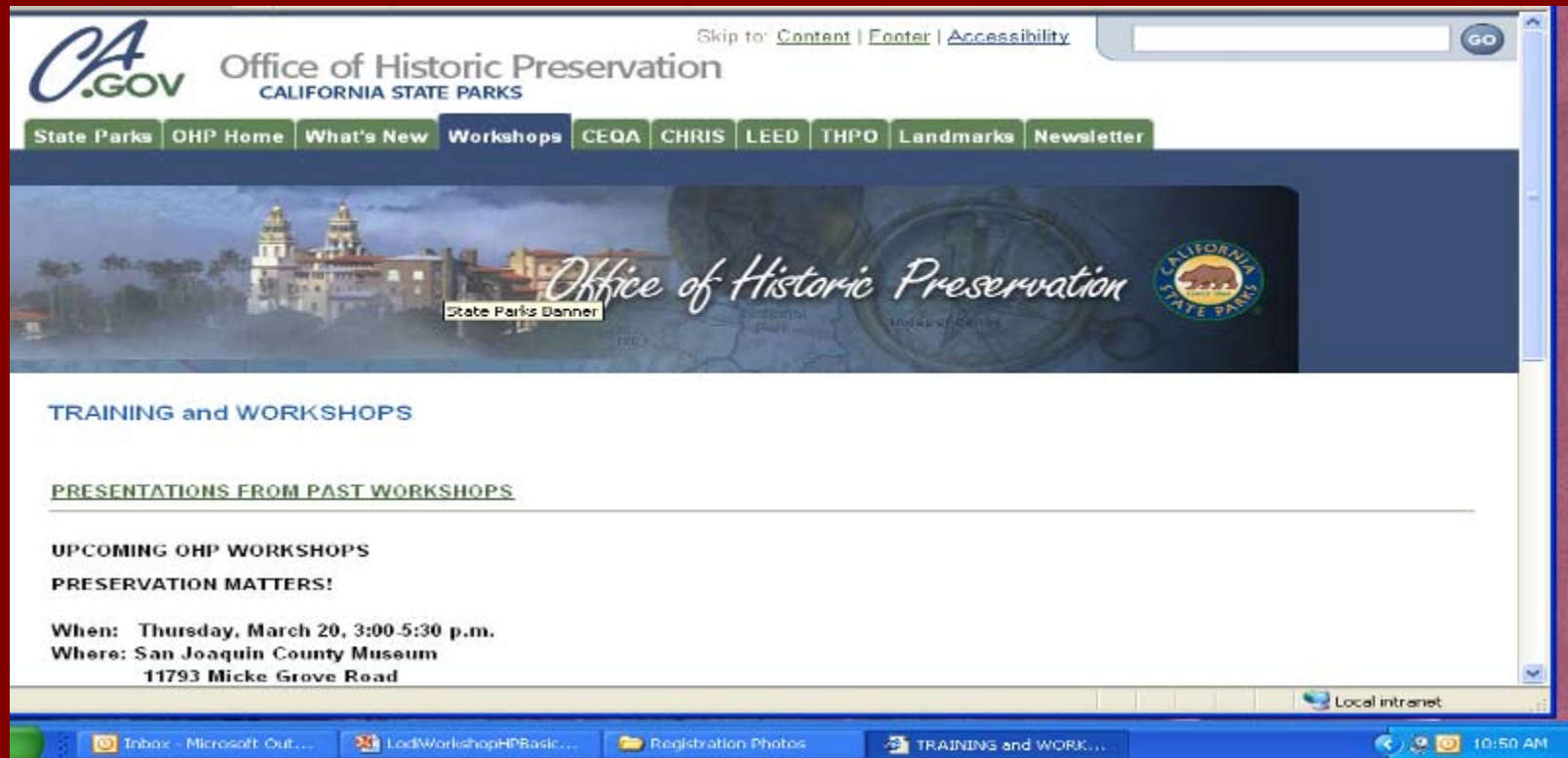


The Checklist

- ✓ Preservation Element
- ✓ Preservation Ordinance
 - Commission
 - Designation
 - Review
 - Enforcement
 - Incentives
- ✓ CEQA Procedures/Section 106
- ✓ Survey/Inventory
- ✓ Public Participation



www.ohp.parks.ca.gov



For more information about General Plans and Historic Preservation Elements:

- State of California, Governor's Office of Planning & Research, *General Plan Guidelines*, Chapter 6: Optional Elements (2003),
http://www.opr.ca.gov/planning/publications/General_Plan_Guidelines_2003.pdf
- State of California, Governor's Office of Planning & Research, *General Plan Guidelines Update*,
<http://www.opr.ca.gov/index.php?a=planning/gpg.html>

For More Information about Historic Preservation Ordinances

- California Office of Historic Preservation, Technical Assistance Series 14, *Drafting Effective Historic Preservation Ordinances*, revised June 2005, http://www.parks.ca.gov/pages/1069/files/14_hp_ordinances.pdf
- Samples of local historic preservation ordinances, http://www.parks.ca.gov/?page_id=1243

For More Information About CEQA

- CEQA Guidelines
<http://ceres.ca.gov/ceqa/guidelines>
- General information on OHP website,
http://www.parks.ca.gov/?page_id=21721
- CEQA database
www.ceqanet.ca.gov

For More Information About Section 106

- Section 106 regulations and guidance,
<http://www.achp.gov/regs-rev04.pdf>

For Additional Information about Surveys

- National Register Bulletin, *Guidelines for Local Surveys: A Basis for Preservation Planning*,
<http://www.nps.gov/history/nr/publications/bulletins/nrb24>
- Archeology & Historic Preservation: Secretary of the Interior's Standards & Guidelines for Preservation Planning, Identification, Evaluation, Registration, & Preservation Terminology,
http://www.nps.gov/history/local-law/arch_stnds_0.htm



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